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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before any decisions relating to the plan are made. (ID194955) Housegas Ltd

Approximate Gross Internal Area = 189.8 sq m / 2043 sq ft

First Floor

Ground Floor

N

Bedroom 3

Bedroom 1

Bedroom 2

Bedroom 4

Bedroom 5

Balcony

Sitting Room

Up

Down

Study

Dining Room / Kitchen

Utility

Sun Lounge

Up

Down

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- Individual Extended Home
- Five Bedrooms
- En Suite To Principal Bedroom
- Private Landscaped Gardens
- Non Estate Location

- Impressive 27' Kitchen/Breakfast Room
- Four Generous Reception Rooms
- Roof Top Terrace
- Gated Driveway



Glazed Panel Door To

Entrance Porch

6' 1" x 4' 4" (1.85m x 1.32m)

Parquet flooring, coats hanging area, tongue and groove panel work, glazed internal door to

Entrance Hall

9' 9" x 7' 2" (2.97m x 2.18m)

Double panel radiator, stairs to first floor, parquet flooring, UPVC window to front aspect, wall light points, inner door to

Kitchen/Dining Room

22' 0" x 11' 11" (6.71m x 3.63m)

A re configured, open plan double aspect room with UPVC window to side aspect and sliding double glazed patio doors to **Garden room** to the rear, in a range of base and wall mounted cabinets with work surfaces and up-stands, drawer units, single drainer one and a half bowl resin sink unit with directional mixer tap, drawer units and pan drawers, central dividing peninsular unit, LVT flooring, space and plumbing for American style fridge freezer, larder unit, recessed lighting, heated vertical anthracite towel rail, integral appliances incorporating electric oven, combination microwave, integral hob with suspended extractor fitted above, glazed internal door accesses

Garden Room

22' 0" x 7' 5" (6.71m x 2.26m) into bay window.

Vertical contemporary anthracite radiator, LVT flooring, twin bay windows to garden aspect, and window to side aspect with French doors accessing garden terrace, wall light points.



Sitting Room

27' 0" x 14' 8" (8.23m x 4.47m)

An impressively proportioned room with sealed unit windows to front aspect, two double panel radiators, wall light points, TV point, telephone point, central feature fireplace with exposed brickwork chimney feature with inset wood burner and granite hearth, parquet flooring, cornicing to ceiling.



Study

9' 11" x 8' 8" (3.02m x 2.64m)

Coving to ceiling, exposed internal brickwork, TV point, telephone point.

Shower Room

Fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap and tiling, screened shower enclosure with independent shower unit fitted over, LVT flooring.



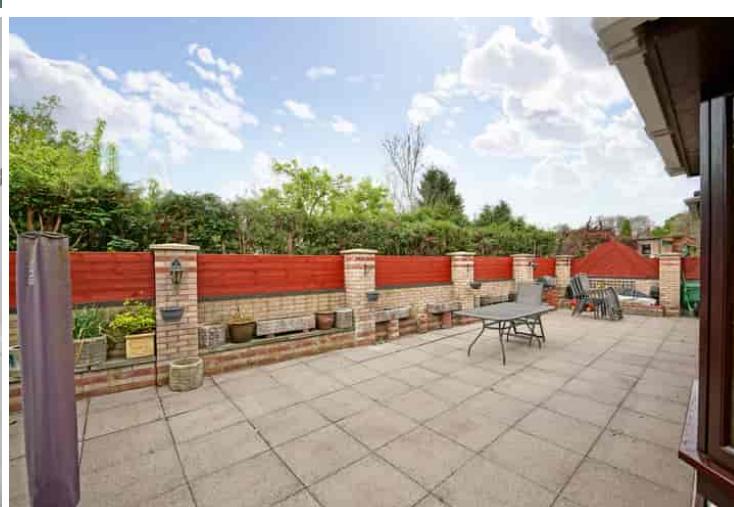
Utility Room

11' 6" x 9' 0" (3.51m x 2.74m)

Ceramic tiled flooring, sealed unit window to rear garden, fitted in a range of base and wall mounted units with work surfaces and up-stands, single drainer stainless steel sink unit, appliance spaces, larder unit, drawer units, base mounted gas fired central heating boiler serving hot water system and radiators.

First Floor Landing

Access to insulated and boarded loft space with ladder.



Principal Bedroom

21' 2" x 11' 3" (6.45m x 3.43m)

An extensive range of bedroom furniture incorporating five sets of double units, dressing table, drawer units and bedside drawers, double panel radiator, two UPVC windows to front elevation, walk in oversized shower enclosure with independent shower unit fitted over, stand alone vanity wash hand basin with mixer tap and back-lit vanity mirror, wall light points.

Bedroom 2

12' 9" x 9' 10" (3.89m x 3.00m)

Wardrobe recess, coving to ceiling, radiator, window and glazed door to

Roof Terrace

Running the length of the rear elevation and enclosed by wrought iron railings.

Bedroom 3

10' 6" x 8' 9" (3.20m x 2.67m)

Single panel radiator, UPVC window to rear aspect, coving to ceiling.

Bedroom 4

10' 4" x 8' 9" (3.15m x 2.67m)

UPVC window to rear aspect, radiator, coving to ceiling.

Bedroom 5

10' 1" x 9' 10" (3.07m x 3.00m)

Extensive wardrobe range with hanging and storage, double panel radiator, coving to ceiling, UPVC window to front aspect.

Family Bathroom

7' 1" x 6' 4" (2.16m x 1.93m)

Fitted in a three piece range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with folding shower screen, hand mixer and independent shower, widow to side aspect, ceramic tiled flooring, full ceramic tiling with contour border tiles, heated towel rail.

Outside

The garden is pleasantly arranged and hard landscaped with an extensive brick paviour frontage giving parking provision for several vehicles and double timber gates accessing an additional driveway. The rear garden is primarily paved with ornamental trees, outside tap and lighting, enclosed by a combination of brick walling and panel fencing offering a high degree of privacy. To the side of the property there is an extensive **Lean To/Store** measuring 34' 5" x 3' 8" (10.49m x 1.12m) with double poly carbonate roofing and windows to front and rear elevations.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - E

